

A G E N D A
MASSILLON PLANNING COMMISSION
JANUARY 16, 2002 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of December 12, 2001.*
2. *Election of Officers for 2002*
3. *Petitions and Requests*

Rezoning Request – Raynell Heights Annexation Area

Location and Description: Lots No. 16364 – 16410 and Out Lots 925 – 927, a total 33.255 acre area located on the west side of 29th Street NW.

Zone Change Request: From Tuscarawas Township (no zoning) to R-3 Single Family Residential.

Proposed Use: Annexed residential neighborhood is being given Massillon City zoning classification.

Applicant: City of Massillon.

Rezoning Request – Sippo Valley Trail Section B

Location and Description: Out Lots 904 – 912, a total 38.2692 acre area located between Lincoln Way West and Wooster Road and running in an east-west direction between Manchester Road and Deerford Avenue.

Zone Change Request: From Tuscarawas Township (no zoning) to R-1 Single Family Residential.

Proposed Use: Section “B” of the Sippo Valley Trail, now annexed to the City of Massillon, is being given Massillon City zoning classification.

Applicant: City of Massillon.

Re-Plat – Habitat for Humanity

Location and Description: Lot Nos. 4298 and 4299, located on the northeast corner of Curley Court SE and Avon Place SE; the request is to replat this property into one new lot.

Applicant: Massillon Chapter of Habitat for Humanity.

3. *Other Business*

Proposed Amendment to City Zoning Code

The amendment would establish a new zoning district, R-U One-Family Residential that would provide for the establishment of medium density single family residential uses. See attached proposed regulations.

The Massillon Planning Commission met in regular session on December 12, 2001, at 7:30 P.M. in Massillon City Council Chambers. The following were present:

Members

Vice Chairman James Johnson
Mayor Francis H. Cicchinelli, Jr.
Alan Climer
Paul Manson
Ron Pribich

Staff

Aane Aaby
Marilyn Frazier
Jason Haines

The first item of business was the approval of the minutes for the November 14, 2001, Commission meeting. Mayor Cicchinelli moved for approval, seconded by Mr. Climer, motion carried unanimously.

The next item under Petitions and Requests was a rezoning request.

Rezoning Request - 611 Andrew Avenue, NE

Location and Description: Lot No. 1657, a 0.053 acre parcel located at 611 Andrew Avenue, NE
Zone Change Request: From R-1 Single Family Residential to RM-1 Multiple Family Residential
Proposed use: Purchase of existing 10 unit apartment building *Applicant:* Christine Miller

The request was presented by Mr. Aaby. This property is in the vicinity of Longfellow School, and is a legal non-conforming use since it is in a single-residential district. The property is in the process of being sold. The buyer needs this rezoning in order to obtain financing to purchase and renovate this property. Christine Miller, the perspective buyer, was present and stated that her intention is to purchase and renovate this property. Loretta Rittenhouse, of 226 Sixth Street, N.E. was present also. She wanted clarification on the rezoning. She didn't object to the rezoning request and was pleased that the building would be renovated. Richard M. Chapis, the current owner was also present and stated that he is selling the property because he can't afford to make the necessary improvements. He feels this action would be beneficial to the city because it would enable the new owner to renovate this building. After a brief discussion, Mr. Manson moved for approval, seconded by Mr. Pribich, motion carried unanimously.

The next item before the Commission was a re-plat that was presented by Mr. Haines.

Re-Plat – Walnut Road, S.E.

Location and Description: Part of Out Lot 863, Parts of Out Lot 57, Lot Nos. 9456, 9458, and 16141, located on the north side of Walnut Road SE, east of Young Street SE; the request is to re-plat this property into 3 new parcels. *Applicant:* Bren Tom Ltd. *Surveyor:* Broemsen Surveying

This property is on Walnut Road near Johnson Street, S.E.. The Commission looked at it about one year ago. The owner, owns the entire forty acres with exception of a two-acre site which was sold to Stark County Community Action Agency for the purpose of constructing a building for the Massillon area. There is a current dispute involving encroachment on adjoining property owned by a Church and two residents. This re-plat will resolve these issues.

Attorney Martin Olsen of Uniontown, representing Bren Tom Ltd. was present. He stated "The prior engineer requested that we take care of the Church parking lot." He also said they have been dealing with the two neighbors who have filed litigation. Attorney Olsen has been working with Attorney James Snively, and this is the result of their negotiations. Mr. Haines questioned the space needed for a road in the case of future development. Mr. Olsen replied they are aware of their limitations. Mayor Cicchinelli asked about future residential development of this property. Mr. Olsen replied that he understood that future development would have to be consistent with the requirements and restrictions of the area. Mayor Cicchinelli moved for approval, seconded by Mr. Manson, motion carried.

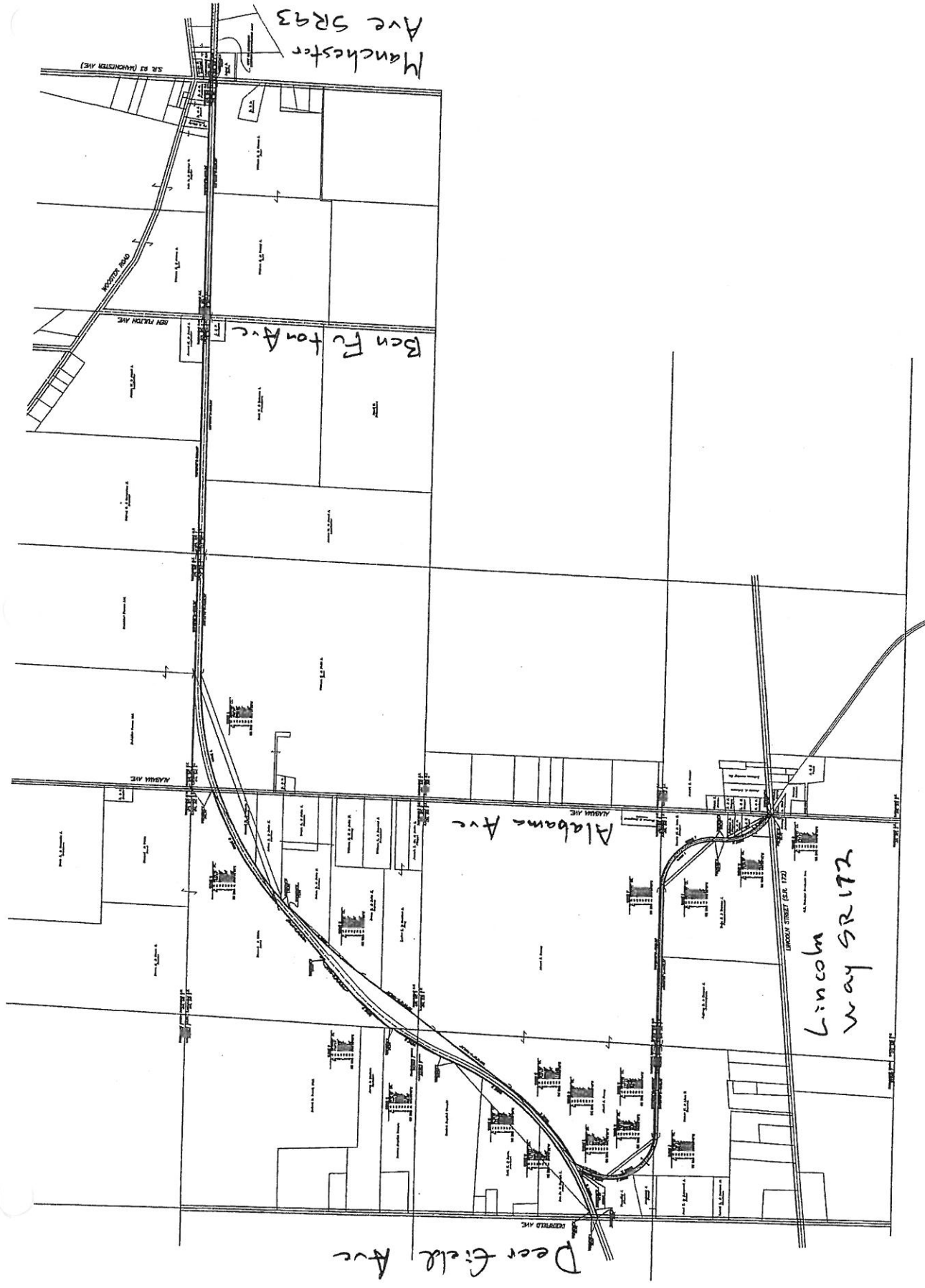
There being no further business before the Commission, Mayor Cicchinelli moved for adjournment, seconded by Mr. Pribich, motion carried. Meeting adjourned at 7:55 P.M.

Respectfully submitted,


Marilyn E. Frazier
Commission Clerk

Approval:

MEF/ky



SIPPO VALLEY TRAIL SECTION B ANNEXATION

CHAPTER 1154
R-U One-Family Residential District

1154.01 INTENT.

The R-U One-Family Residential District is designed to provide for the establishment of medium density, single family residential districts and uses.

1154.02 PRINCIPAL USES PERMITTED.

In an R-U One-Family Residential District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in the Zoning Ordinance.

- (a) All uses permitted and as regulated in the R-1 through R-4 One-Family Residential District.

1154.03 PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission:

- (a) All uses conditionally permitted and regulated in the R-1 through R-4 One-Family Residential District.

1154.04 AREA AND BULK REQUIREMENTS

See attached schedule.

1154.04 HEIGHT, BULK, DENSITY, AND AREA REGULATIONS

Zoning District	Minimum Lot Size Per Unit		Structure Maximum Height (stories)	Minimum Yard Setbacks (Per Lot in Feet)			Minimum Floor Area Per Unit (sq. ft.)	Maximum Lot Area Covered by All Buildings
	Area (sq. ft.)	Width (feet)		Front	One Side	Both Sides		
R-U One Family Residential	6,000(a)	55(a)	2	25(b)	5(b,c)	15(b,c)	600	40%

(a) See Section 1177.02 regarding flexibility allowances.

(b) See Section 1177.01(b) regarding setbacks

(c) In regards to side yard setbacks for one-family detached dwellings within the district, a dwelling may be located within 5 feet of one side lot line, provided that the sum of both side yard setbacks equals 15 feet. In addition, the minimum side distance between any two dwellings shall be 15 feet.